## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	34 View Point Drive, Chirnside Park Vic 3116
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000	&	\$850,000
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#### Median sale price

Median price	\$935,000	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	36 Erskine Ridg MOOROOLBARK 3138	\$858,500	09/09/2025
2	5 Naroo Rd MOOROOLBARK 3138	\$825,000	11/08/2025
3	215 Maroondah Hwy CHIRNSIDE PARK 3116	\$778,000	02/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/09/2025 07:34



# **JellisCraig**

Stephen Le Get 9908 5700 0438 558 870 stephenleget@jelliscraig.com.au

> **Indicative Selling Price** \$780,000 - \$850,000 **Median House Price** June quarter 2025: \$935,000



Property Type: House Land Size: 873 sqm approx

**Agent Comments** 

# Comparable Properties



36 Erskine Ridg MOOROOLBARK 3138 (REI)

Price: \$858,500 Method: Private Sale Date: 09/09/2025 Property Type: House Land Size: 878 sqm approx **Agent Comments** 



5 Naroo Rd MOOROOLBARK 3138 (REI)

3



Agent Comments

Price: \$825,000 Method: Private Sale Date: 11/08/2025

Property Type: House (Res) Land Size: 865 sqm approx



215 Maroondah Hwy CHIRNSIDE PARK 3116 (REI/VG)

Price: \$778,000 Method: Auction Sale Date: 02/08/2025

Property Type: House (Res) Land Size: 869 sqm approx

**Agent Comments** 

Account - Jellis Craig | P: (03) 9908 5700





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